

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

May 20, 2019

MEMBERS PRESENT

Ken Ebert, *chair*
John Ball
Debbie Nuss

Jerry Reynard, *vice-chair*
Gary Stith

MEMBERS ABSENT

Neil Parikh
Phil Anderson

STAFF PRESENT

John Adam, Senior Planner; Shauna Laauwe, Planner II

1. CALL TO ORDER

- 1.1. Ebert called the meeting to order at 7:00 p.m. Staff called roll and stated there was a quorum.
- 1.2. Open Public Comments: there were none.

2. CONSENT AGENDA

- 2.1. Approve the minutes of the May 6, 2019 Manhattan Urban Area Planning Board meeting.

Ebert proposed a correction on page 5: changing “viability” to “visibility”

Stith moved that the Board approve the Consent Agenda; Ball seconded. Motion passed 4-0-1.

3. GENERAL AGENDA

- 3.1. Remove from the table and consider an **Amendment of Abbott’s Landing Shopping Center PUD** to allow a drive-through coffee kiosk on a lot between 405 and 409 McCall Road (*Applicant: Tom Abbott; file no. PUD-19-032*)

Stith motioned to remove the item from the table; Reynard seconded. Motion passed 5-0-0.

Shauna Laauwe updated the Board on Scooter’s proposed changes in response to concerns of the current business owners on McCall Road. Scooter’s proposed rotating their business plan to run north and south. Scooter’s also proposed moving the building north 38 feet to

better align with Burger King, Arby's, and Dunkin Donuts. The queue has been reduced to 120 feet from 160 feet, which will accommodate up to six vehicles. Vehicles can exit the queue to the west into the Arby's parking lot. Parking has been reduced from five stalls to three stalls. As this establishment is drive through only, they are only required to have parking for employees.

Laauwe said that the staff recommends approval.

Ebert opened the hearing.

Judd Claussen, 1270 N. Winchester Street, Olathe, Kansas, 66061, spoke on behalf of Collaborative Ventures, LLC, which have been in contact with the owners of Arby's and have been coordinating with them to gain their approval. Claussen said he has submitted evidence of this correspondence to the staff.

Ebert closed the hearing

Stith moved that the board recommend approval of the Abbott's Landing Shopping center Commercial PUD to the City Commission based on consideration of the criteria in Secs. 9-104 and 9-108(B) of the Zoning Regulations, as recommended in the staff report; seconded by Ball. Motion passed 5-0-0.

4. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

- 4.1. Planning updates from staff: John Adam said Community Development had received no applications for the June 3 meeting, so that meeting will likely be cancelled.
- 4.2. Comments from Board members: None
- 4.3. Next meeting. Chair announced the next meeting is June 17, 2019.

5. ADJOURNMENT

Meeting was adjourned at 7:15 p.m.

Submitted by Dre'Vel Taylor, Planning Intern